



2/488 DANES STREET LAVINGTON NSW 2641

Prepared on 27th October 2023

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The Proprietor
Danes Street
Lavington NSW 2641

27th October 2023

Dear Reader,

Thank you for the opportunity to appraise your property at 2/488 DANES STREET LAVINGTON NSW 2641

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.


Your Property


2/488 DANES STREET LAVINGTON NSW 2641

2 

1 

1 

791m² 

67m² 

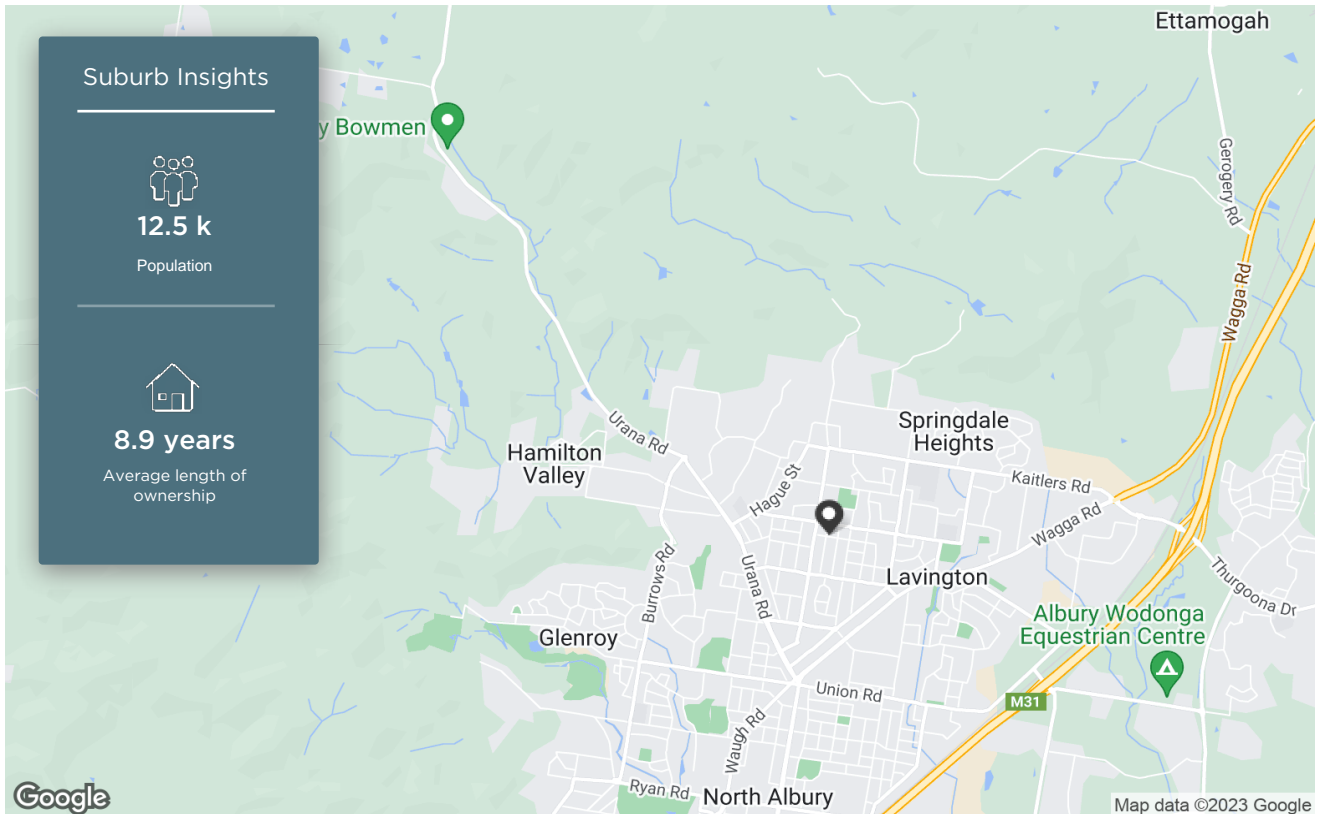


Your Property History

- 21 May, 2015 - Sold for \$180,000
- 20 Feb, 2015 - Listed for sale at \$185,000
- 10 Feb, 2015 - Listed for rent as Not Disclosed
- 5 Jul, 2006 - Sold for \$152,000
- 21 Jun, 2006 - Listed for sale as Not Disclosed
- 4 Jun, 2006 - Listed for sale as 165000

Lavington

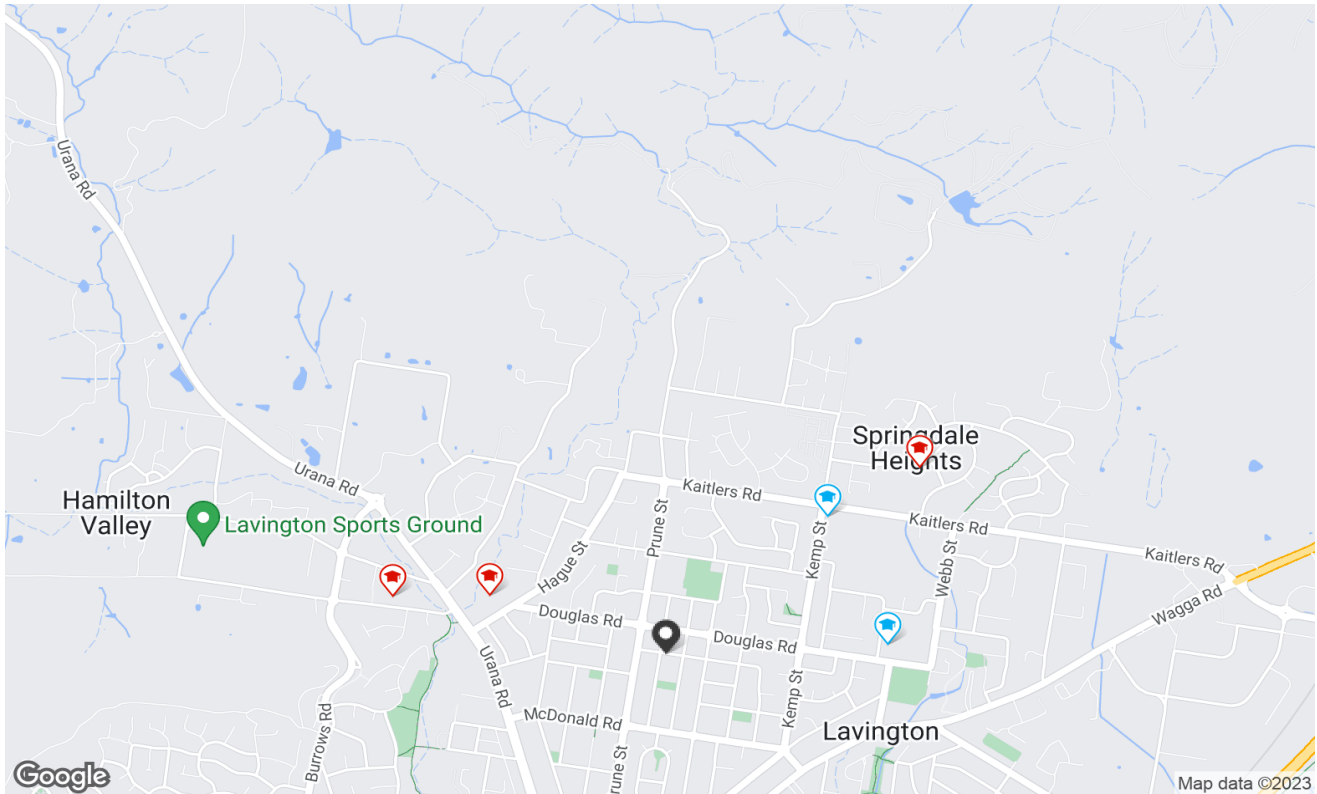
Demographic








The size of Lavington is approximately 14.8 square kilometres. It has 11 parks covering nearly 3.2% of total area. The population of Lavington in 2011 was 12,031 people. By 2016 the population was 12,493 showing a population growth of 3.8% in the area during that time. The predominant age group in Lavington is 20-29 years. Households in Lavington are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Lavington work in a trades occupation. In 2011, 60.8% of the homes in Lavington were owner-occupied compared with 58.1% in 2016. Currently the median sales price of houses in the area is \$455,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	42.0	Owns Outright	30.2	0-15.6K	5.3	0-9	11.9
Couples with Children	35.9	Purchaser	27.9	15.6-33.8K	23.0	10-19	11.5
Single Parents	20.9	Renting	38.4	33.8-52K	20.1	20-29	13.3
Other	1.4	Other	0.7	52-78K	17.8	30-39	12.4
		Not Stated	3.0	78-130K	17.3	40-49	11.6
				130-182K	5.0	50-59	12.9
				182K+	2.0	60-69	12.6
						70-79	8.7
						80-89	4.4
						90-99	0.8

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Lavington Public School 497 Hague Street Lavington NSW 2641	0.84km	Primary	Mixed	Government	0-6
	Murray High School 357 Kaitlers Road Lavington NSW 2641	1.02km	Secondary	Mixed	Government	7-12
	Lavington East Public School 518 Daly Street Lavington NSW 2641	1.05km	Primary	Mixed	Government	0-6
	OneSchool Global, Albury campus 640 Pearsall Street Lavington NSW 2641	1.27km	Combined	Mixed	Non-Government	0-0
	Springdale Heights Public School 25 Cardo Drive Springdale Heights NSW 2641	1.5km	Primary	Mixed	Government	0-6



Property is within school catchment area



Property is outside school catchment area

Summary

2/488 DANES STREET LAVINGTON NSW 2641



Appraisal price - rent
\$270 - \$280

Disclaimer

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